

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

May 1, 2006

CALL TO PODIUM:

Patricia Patula

RESPONSIBLE STAFF:

Patricia Patula, Planner

Jacqueline Marsh, Planner

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
X	Historic District Commission
	Consent Item
	Ordinance
X	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE:**HISTORIC DISTRICT COMMISSION****Approval of Resolution**

HD-31 Historic Designation of the Gaither/Housley House,
106 North Summit Avenue

SUPPORTING BACKGROUND:

At the April 17, 2006, meeting, the Historic District Commission directed staff to prepare documents denying the designation of the Gaither/Housley House, 106 North Summit Avenue, as a local historic structure and site.

The appropriate resolution is attached and has been reviewed by City Attorney, Cathy Borten.

Attachment:

Exhibit 29. Resolution for HD-31

DESIRED OUTCOME:

Vote on Resolution of denial

RESOLUTION NO. HD-31-06

**RESOLUTION OF
THE HISTORIC DISTRICT COMMISSION
PURSUANT TO SECTION 24-226 OF THE CITY CODE
DENYING THE DESIGNATION OF
THE HOUSLEY/GAITHER HOUSE,
106 NORTH SUMMIT AVENUE,
AS A LOCAL HISTORIC STRUCTURE AND SITE
WITHIN THE CITY OF GAITHERSBURG**

HD-31

WHEREAS, the Mayor and City Council adopted Ordinance No. 0-2-81 on June 15, 1981, creating Article XII of Chapter 24 (Zoning Ordinance) of the City Code, entitled "Preservation of Historic Resources," to provide for the preservation of sites and resources of architectural and historic value consistent with the general welfare of the City, its inhabitants and visitors thereto; and

WHEREAS, on December 15, 2005, Claudio Joseph, General Manager of Maryland Community Development Trust, LLC, made application to the City for a demolition permit to raze the structures, a house and outbuilding, at 106 North Summit Avenue; and

WHEREAS, the Historic Preservation Advisory Committee, at their public meeting of February 2, 2006, evaluated the architectural significance and physical condition of the property to assess its historic significance, reviewed the detailed research of ownership and architectural features as described on the Maryland Historical Trust Inventory Form, and other supporting documents, and recommended to the Historic District Commission that the site be designated as a local historic site finding that it meets several of the criteria in the ordinance of designation;

WHEREAS, on February 21, 2006, the City of Gaithersburg Historic District Commission requested evaluation of designating the site located at 106 North Summit Avenue, owned by Maryland Community Development, LLC, more fully described in a deed at Liber 29626 Folio 394 in the Land Records of Montgomery County, as a local historic site; and

WHEREAS, in accordance with Section 24-226 of the Gaithersburg City Code, the Planning Commission and the Historic District Commission held a joint public hearing on HD-31 on March 20, 2006; and

WHEREAS, on April 5, 2006, the Planning Commission, after their record closed on March 28, 2006, made the recommendation against historic designation to the Historic District Commission, and acknowledging HPAC's findings, the Commission further recommended preservation of the structures either by incorporation into future redevelopment or relocation; and

WHEREAS, when the Historic District Commission's public hearing record for HD-31 closed on April 13, 2006, the evidence within the case file contained testimony and twenty-eight (28) exhibits;

WHEREAS, on April 17, 2006, the Historic District Commission held a policy discussion on HD-31, and finding no basis for historic designation, directed staff to prepare a Resolution of denial.

NOW, THEREFORE, BE IT RESOLVED by the Historic District Commission, that based on the evidence of record to support the structure and site's historic and architectural significance, the Gaithersburg Historic District Commission finds that the Gaither/Housley House and the property upon which the house is located does not sufficiently meet the criteria for designation as a local historic site as set forth in Section 24-226 of the City Code, finding specifically as follows under Section 24-226 (b) of the Preservation of Historic Resources Ordinance:

(1) Historic and Cultural Significance

- a. Has character, interest or value as part of the development, heritage or cultural characteristics of the city and county;**
- c. Is identified with a person or a group of person who influenced society.**

The site has lost its original environmental setting. Originally it was part of a residential streetscape and now is bordered by apartment complexes on three sides. The two frame dwellings at its southern border are now converted to office uses. The site no longer reflects the earlier development patterns of the City. The families owning and inhabiting the house, while connected with some of the founding families of Gaithersburg, are too distantly related to meet the criteria of being identified with those who influenced the society of Gaithersburg, and they have not personally exerted an influence on society notable enough to meet this criteria for historic designation.

(2) Architectural and Design Significance

- a. Embodies the distinctive characteristics of a type, period or method of construction**
- f. Embodies design, setting, materials, workmanship, and ambience to the city's sense of time, place and historic development.**

While the house exemplifies the vernacular version of the Arts and Crafts style, and retains much of its original materials and details, it does not have the level of detail and completeness of the Arts and Crafts style for National Register eligibility as a single site. It has lost its setting and no longer embodies the City's sense of time, place, and historic development.

ADOPTED by the Historic District Commission of the City of Gaithersburg on the 1st day of May, 2006, with the following condition:

Useable interior and exterior artifacts shall be offered to the appropriate organizations for salvage

SIDNEY A. KATZ, CHAIRMAN
HISTORIC DISTRICT COMMISSION

THIS IS TO CERTIFY that the foregoing Resolution was adopted by the Historic District Commission of Gaithersburg, in public meeting assembled, on the 1st of May, 2006.

David B. Humpton, City Manager